

PLANNING AND ZONING COMMISSION
STAFF REPORT

September 7th of 2006



PV 06-21: Mike and Lenora Patranella

CASE DESCRIPTION: request for approval of a variance from the minimum 25-foot front setback required on residential lots

LOCATION: 901 Esther Boulevard at the east corner of the intersection of Esther Blvd. and Wayside Drive in central Bryan, Brazos County, Texas

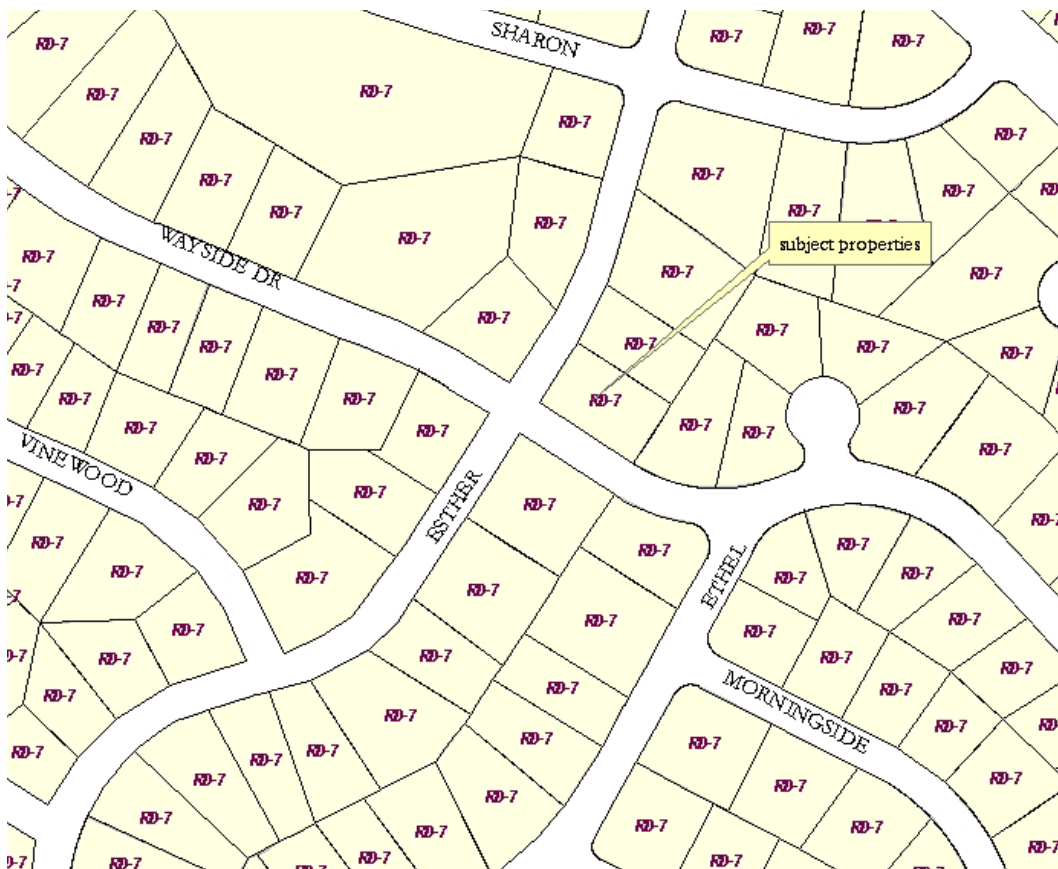
LEGAL DESCRIPTION: Lot 3 (pt of), 4, Block 8, Culpepper Manor #1

EXISTING LAND USE: single-family home

APPLICANT(S): Mike and Lenora Patranella

STAFF CONTACT: John Dean, Transportation Planner

SUMMARY RECOMMENDATION: Staff recommends **denying** this request for variance.



BACKGROUND:

The applicants have requested a variance to the minimum 25 foot front setback which is generally required on all residential properties. The applicants have stated that they wish to build a carport on the front of their house so that they have a covered area in which to park their truck, which is too long to fit into the garage. The applicants indicate that this proposed carport would encroach 4 feet into the front building setback.

ANALYSIS:

The Planning and Zoning Commission may authorize a variance from minimum building setback standards stipulated in the Land and Site Development Ordinance. No variance shall be granted unless the Planning and Zoning Commission finds that all of the following criteria are met:

1. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the area (an area encompassing approximately a 200-foot radius);

Staff believes that allowing this variance can potentially have the affect of creating a crowded streetscape which may have undesirable affects on adjoining properties and others in the area.

2. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties abutting the subject property;

This proposed variance should have no affect on the adjoining property, as this requested encroachment is for the front setback. Because this requested encroachment would consist of a carport which is largely open, there should be no problems associated with site distance.

3. That the hardships and difficulties imposed upon the owner/applicant are greater than the benefits to be derived by the general public through compliance with the requirements of this chapter.

Staff believes that the setback requirements imposed by the Land and Site Development Ordinance serve to protect the general public by preventing the crowding of streets and providing a clean, uncluttered streetscape. The benefits of an aesthetically pleasing streetscape to the residents in the area as well as the general public outweigh the individual benefits to be derived by the applicant of having a covered area to park their truck.

RECOMMENDATION:

Staff recommends **denying** this request for variance.